

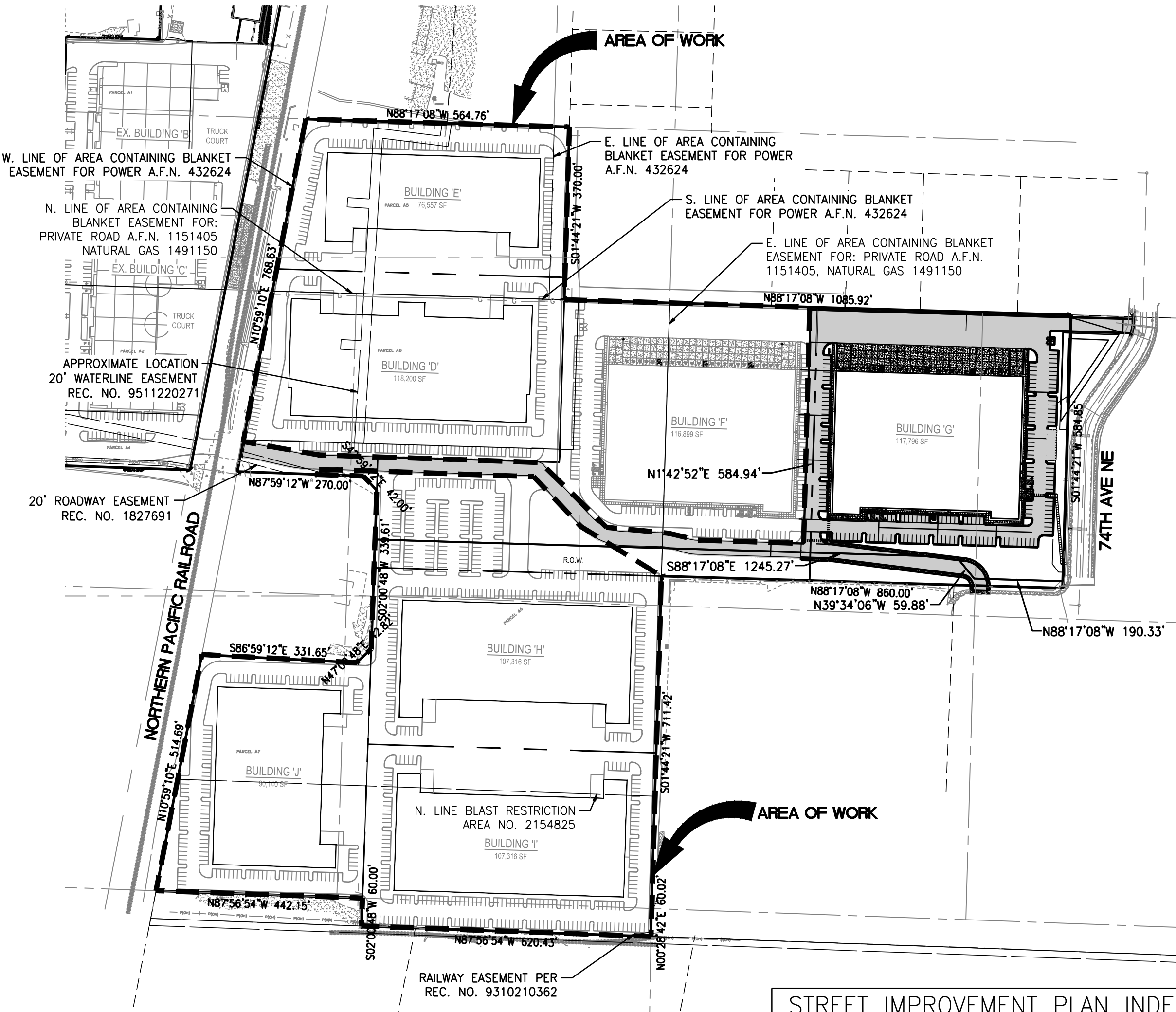
GRADING PERMIT - COVER SHEET  
FOR  
**GAYTEWAY BUSINESS PARK**  
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.  
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

CITY OF ARLINGTON TESC NOTES:

- APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.
- A TESC PLAN MEETING THE DOE STORM WATER MANAGEMENT MANUAL ADOPTED BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ANY WORK ON THE SITE. AN APPROVED COPY MUST BE MAINTAINED ON-SITE AND BE READILY AVAILABLE TO THE CITY INSPECTOR AT THEIR REQUEST.
- THE TESC BMP'S SHOWN ON THE PLAN MUST BE INSTALLED PRIOR TO ALL OTHER CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT, AND UPGRADE OF THE TESC PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY.
- THE BOUNDARIES OF THE CLEARING LIMITS, SHOWN ON THE TESC PLAN, SHALL BE CLEARLY FENCED OR FLAGGED IN THE FIELD PRIOR TO STARTING CONSTRUCTION. NO DISTURBANCE BEYOND THE FENCED OR FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FENCING AND/OR FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- THE TESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AND ADDED TO AS NEEDED, FOR UNEXPECTED STORM EVENTS AND TO REFLECT CHANGED CONDITIONS, AS REQUIRED BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
- BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOD OR PLASTIC COVERING. BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES, SHALL PROVIDE ADEQUATE STORAGE CAPACITY, AND SHALL BE CLEANED OUT ENTIRELY ONCE THE SITE IS STABILIZED. IF THE PERMANENT FACILITY IS TO ULTIMATELY FUNCTION AS AN INFILTRATION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROXIMATE RATE OF 120 LBS PER ACRE.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES, OR 3,000 POUNDS PER ACRE.
- SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS, WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE, STABILIZATION BY GROUND COVER BMP'S SHALL OCCUR AT THE END OF EACH WORK DAY.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
- UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMP'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.
- THE DUFF LAYER AND NATIVE TOPSOIL SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTEND PRACTICABLE. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT THE PROJECT COMPLETION, DEMONSTRATE THE REQUIREMENTS ESTABLISHED IN T5.13 OF THE 2014 SWMMWW, POST CONSTRUCTION SOIL QUALITY AND DEPTH.



GEOTECHNICAL REPORT NOTES

- THE FOLLOWING GEOTECHNICAL REPORT WAS PREPARED FOR THE SITE:

SOILS REPORTS: GEOTECHNICAL ENGINEERING STUDY  
PROJECT NUMBER: J-0045  
DATE: FEBRUARY 12TH, 2020, REVISED NOVEMBER 6, 2020

ADDENDUM: SOIL INFILTRATION RATE  
PROJECT NUMBER: J-0045  
DATE: OCTOBER 30, 2020

PREPARED BY: SONDERGAARD GEOSCIENCE, PLLC

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN ENGINEERS.
- A REPRESENTATIVE FOR THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN SOILS REPORT. AS A MINIMUM, THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER:
  - A. BUILDING FOUNDATIONS.
  - B. PLACEMENT OF STRUCTURAL FILL MATERIAL BENEATH BUILDINGS AND PAVEMENT
  - C. SUITABLE REUSE OF EXISTING ONSITE SOILS.
- THE CONTRACTOR SHALL QUALIFY ANY LIMITATIONS TO SOILS INSPECTIONS WITHIN BID PROPOSAL.

SITE INFORMATION

SITE AREA:  
PROJECT AREA: 1,484,491 SF (34.08 AC)

EXISTING SURFACE AREAS  
PERVIOUS/LANDSCAPE AREA: 1,255,933 SF (28.81 AC)  
IMPERVIOUS AREA: 228,558 (5.27 AC)



STREET IMPROVEMENT PLAN INDEX

SHEET NUMBER	SHEET TITLE
C1.0	GRADING PERMIT - COVER SHEET
C2.0	GRADING PERMIT - TESC AND ROUGH GRADING PLAN
C2.1	GRADING PERMIT - TESC AND ROUGH GRADING PLAN
C2.2	GRADING PERMIT - TESC AND ROUGH GRADING PLAN
C2.3	GRADING PERMIT - TESC AND ROUGH GRADING PLAN
C3.0	GRADING PERMIT - TESC DETAILS

PROJECT INFO

HORIZONTAL DATUM:

NAD83/91 BASIS OF BEARING  
PER A LINE CALCULATED FROM A 2.5" BRASS DISK, LOCATED AT THE INTERSECTION OF 67TH AVENUE NE AND 204TH STREET NE, BEING KNOWN AS THE NORTHWEST CORNER OF SECTION 14, T31N, R05E, W.M. AND SNOHOMISH COUNTY 3105J17 (WCOS 3335), AND A 2.5" IP WITH LEAD AT THE WEST QUARTER CORNER OF SECTION 14, BEING KNOWN A SNOHOMISH COUNTY POINT 3105L17 (WCOS 3334). BEARING HELD BETWEEN THESE TWO MONUMENT WAS 502°00'48"W

SITE ADDRESS:

20015 67TH AVE NE, ARLINGTON, WA 98223-8756

FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN AS SHOWN ON MAP NUMBER 53061C0392 E, DATED NOVEMBER 8, 1999.

TAX PARCEL NUMBER:

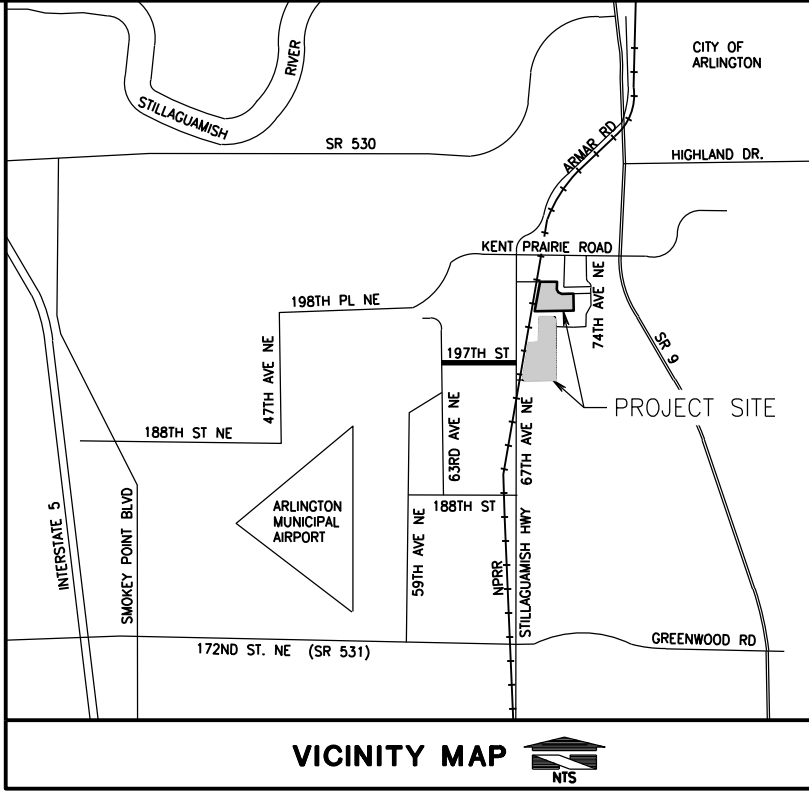
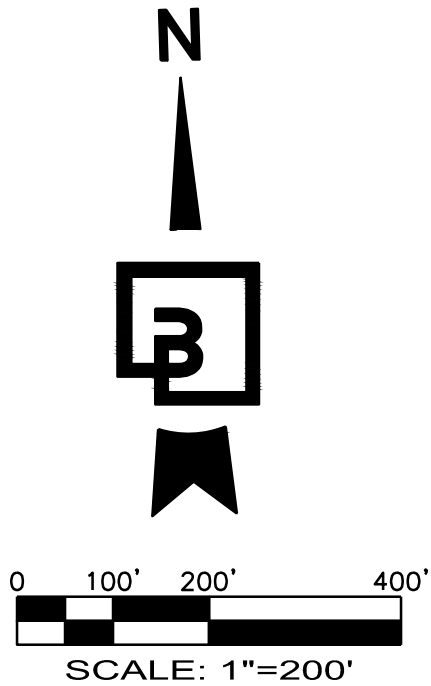
APN: 31051400200700

LEGAL DESCRIPTION:

SEE SURVEY FOR LEGAL DESCRIPTION.

ESTIMATED EARTHWORK QUANTITIES:

CUT: 99,000 CY  
FILL: 85,000 CY  
NET: 14,000 CY (CUT)  
AREA TO BE DISTURBED = 34.08 AC  
STRIPPINGS AND ORGANICS: 157,000 CY (CUT)  
EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.



OWNER/APPLICANT

GAYTEWAY BUSINESS PARK, LLC.  
PO BOX 1727  
BELLEVUE, WA 98009  
PHONE: (206) 465-2491  
CONTACT: CHRIS GAYTE

GEOTECH

SONDERGAARD GEOSCIENCE, PLLC  
13012 65TH AVE SE  
SNOHOMISH, WASHINGTON 98296  
CONTACT: JON N. SONDERGAARD

ENGINEER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS  
18215 72nd AVE. SOUTH  
KENT, WASHINGTON 98032  
PHONE: (425) 251-6222  
CONTACT: JASON CAREY/OWEN B HILLE, P.L.S.

CONSTRUCTION DRAWING REVIEW  
ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: \_\_\_\_\_ City Engineer

DATE: \_\_\_\_\_ THIS APPROVAL VALID FOR 18 MONTHS

SITE PLAN NOTE:

SITE PLAN IS SHOWN PER BINDING SITE PLAN AND IS SUBJECT TO CHANGE UPON FUTURE PERMIT SUBMITTALS.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

MONUMENT PROTECTION NOTE:

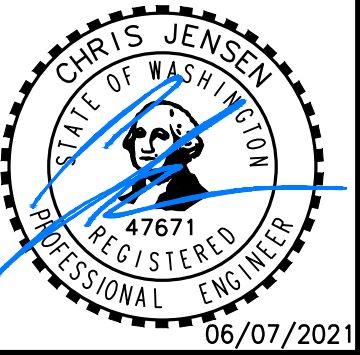
CONTRACTOR SHALL FIELD LOCATE ALL MONUMENTS WITHIN THE AREA OF DISTURBANCE PRIOR TO CONSTRUCTION AND PROTECT FROM DISTURBANCE/DESTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NECESSARY TO REMOVE OR REPLACE A MONUMENT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION HAVING AUTHORITY (RCW 58.24.040) AND BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PRIOR TO DISTURBANCE/DESTRUCTION OR RELOCATION OR REPLACEMENT (WAC 332-120). APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR AND MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES:

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
1111 WASHINGTON STREET S.E.  
P.O. BOX 47060  
OLYMPIA, WASHINGTON 98504-7060  
(206)902-1190

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED THAT ARE ABLE TO BE REPLACED, SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

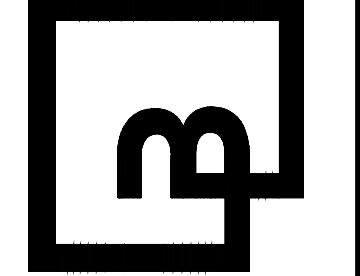
No.	Date	By	Chd.	Appr.	Revision
Title: GRADING PERMIT - COVER SHEET					
GAYTEWAY BUSINESS PARK					
PTN OF NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31N., RGE 5 EAST, W.M.					

For: GAYTEWAY BUSINESS PARK LLC  
PO BOX 1727  
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical
Designed WLG	Drawn WLG	Checked JC
		Approved CL
		Date 6/7/21

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

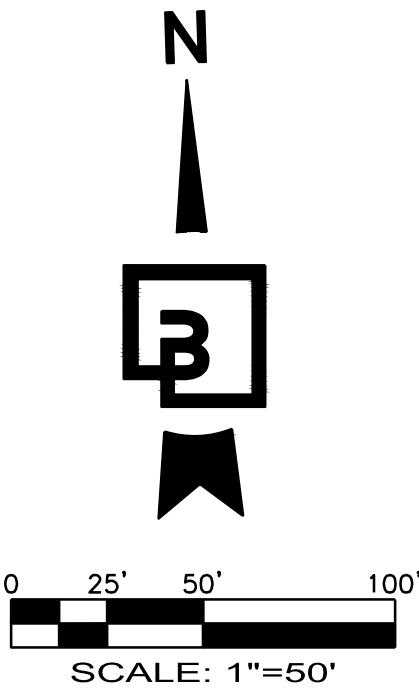


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**HYDROSEED NOTE:**

CONTRACTOR TO HYDROSEED DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS. BETWEEN JULY 1 AND AUGUST 30, SEEDING REQUIRES IRRIGATION UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. BETWEEN OCTOBER 1 AND MARCH 30, SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. SEE DETAIL 7/C3.0 FOR MORE DETAILS.

**# DEMOLITION CALLOUTS:**

1. DEMOLISH EXISTING ASPHALT PAVEMENT AND DISPOSE OF OFF-SITE.
2. DEMOLISH EXISTING CONCRETE PAVEMENT AND DISPOSE OF OFF-SITE.
3. REMOVE EXISTING POWERLINES AND DISPOSE OF OFF-SITE.
4. REMOVE EXISTING POWER POLES AND DISPOSE OF OFF-SITE.
5. REMOVE EXISTING FIRE HDYRANT AND DISPOSE OF OFF-SITE.

**# EROSION CONTROL CALLOUTS:**

1. CONTRACTOR TO INSTALL FILTER FABRIC FENCE AROUND DOWNSTREAM PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL 3/C3.0 FOR MORE INFO.
2. TEMPORARY SEDIMENT/INFILTRATION POND PER DETAIL 4/C3.0. MINIMUM SURFACE AREA = 10,341
3. TEMPORARY "V" DITCH WITH CHECK DAM PER DETAIL 6/C3.0 AND 2/C3.0.
4. CONTRACTOR TO INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF ARLINGTON STANDARDS. SEE DETAIL 1/C3.0 FOR MORE INFO.

**INLET PROTECTION NOTE:**

CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY THE INSPECTOR. SEE DETAIL 5/C3.0 FOR DETAILS.

**CONSTRUCTION DRAWING APPROVAL**

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

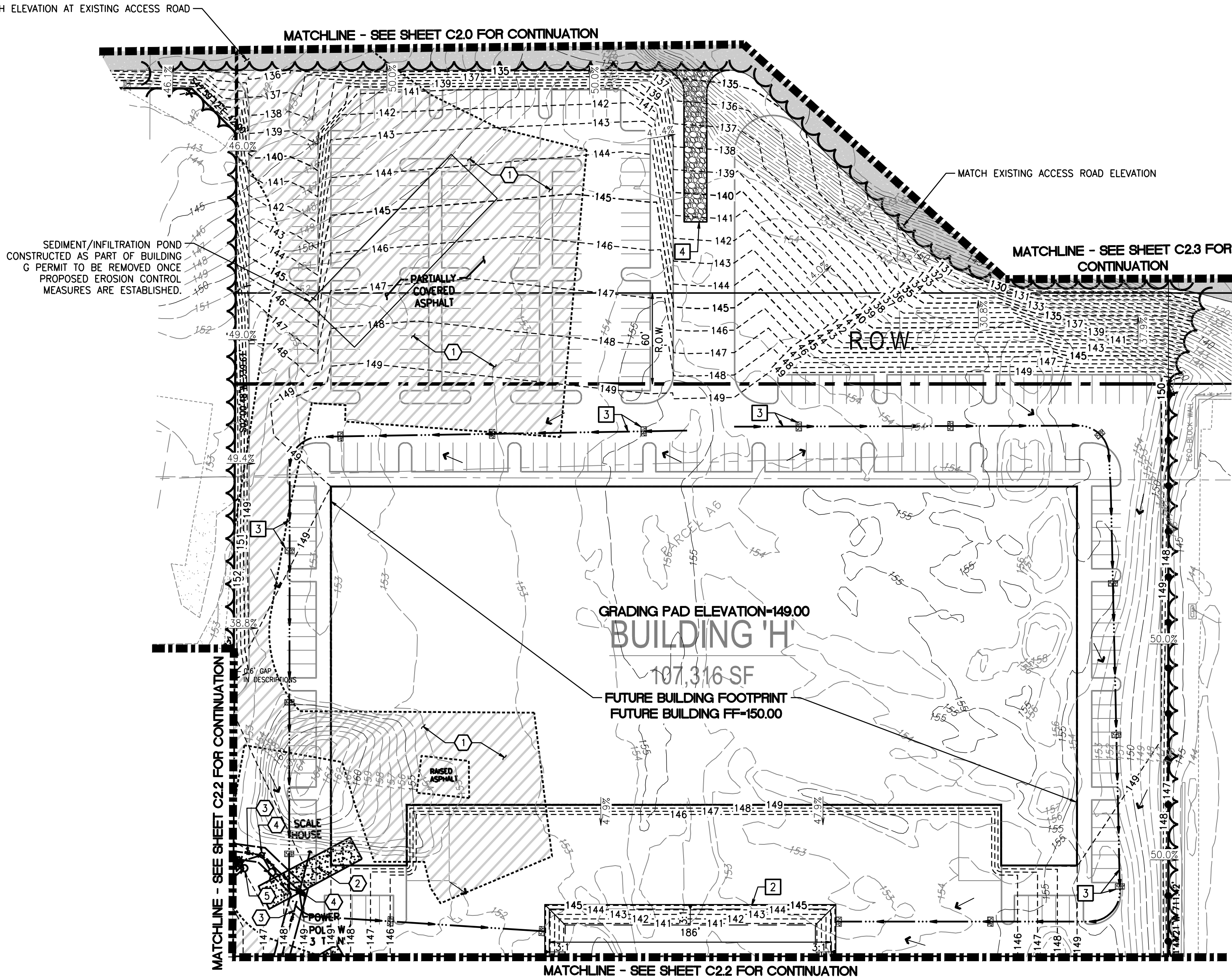
BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

**TESC LEGEND:**

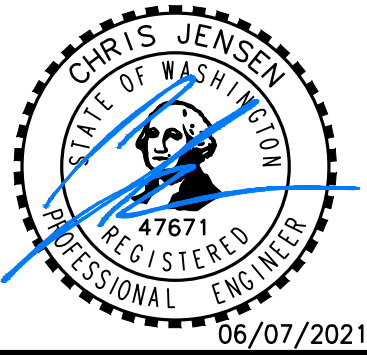
- |  |                                  |
|--|----------------------------------|
|  | CATCH BASIN INSERT               |
|  | FILTER FABRIC FENCE              |
|  | LIMITS OF DISTURBANCE            |
|  | DRAINAGE FLOWPATH                |
|  | TEMPORARY CONSTRUCTION ENTRANCE  |
|  | ASPHALT TO BE DEMOLISHED         |
|  | TEMPORARY "V" DITCH W/ CHECK DAM |

GRADING PERMIT - TESC AND ROUGH GRADING PLAN  
FOR  
**GAYTEWAY BUSINESS PARK**  
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.  
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



No.	Date	By	Chd.	Appr.	Revision
Title: GRADING PERMIT - TESC AND ROUGH GRADING PLAN GAYTEWAY BUSINESS PARK PTN OF NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31N., RGE 5 EAST, W.M.					

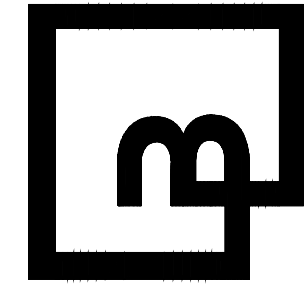
For: **GAYTEWAY BUSINESS PARK LLC**  
PO BOX 1727  
BELLEVUE, WA 98009



Scale: Horizontal 1:50 Vertical NA

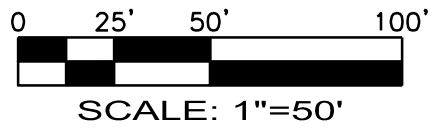
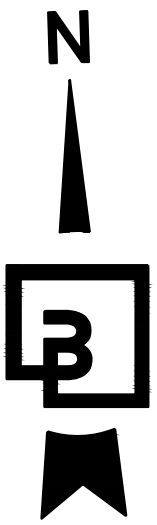
Designed	WLG
Drawn	WLG
Checked	JC
Approved	CL
Date	6/7/21

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
**barghausen.com**



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Sheet	C2.1 of 6





**HYDROSEED NOTE:**

CONTRACTOR TO HYDROSEED DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS. BETWEEN JULY 1 AND AUGUST 30, SEEDING REQUIRES IRRIGATION UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. BETWEEN OCTOBER 1 AND MARCH 30, SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. SEE DETAIL 7/C3.0 FOR MORE DETAILS.

**# DEMOLITION CALLOUTS:**

1. DEMOLISH EXISTING ASPHALT PAVEMENT AND DISPOSE OF OFF-SITE.
2. DEMOLISH EXISTING CONCRETE PAVEMENT AND DISPOSE OF OFF-SITE.
3. REMOVE EXISTING POWERLINES AND DISPOSE OF OFF-SITE.
4. DEMOLISH EXISTING BUILDING AND APPARATUS AND DISPOSE OF OFF-SITE.
5. REMOVE EXISTING POWERPOLES AND DISPOSE OF OFF-SITE.
6. REMOVE EXISTING SEWERLINES AND SEWER STRUCTURES AND DISPOSE OF OFF-SITE.
7. REMOVE EXISTING FUEL SHED AND DISPOSE OF OFF-SITE.
8. REMOVE EXISTING WATER METER AND DISPOSE OF OFF-SITE.

**# EROSION CONTROL CALLOUTS:**

1. CONTRACTOR TO INSTALL FILTER FABRIC FENCE AROUND DOWNSTREAM PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL 3/C3.0 FOR MORE INFO.
2. TEMPORARY SEDIMENT/INFILTRATION POND PER DETAIL 4/C3.0. MINIMUM SURFACE AREA = 10,341 SF.
3. TEMPORARY "V" DITCH WITH CHECK DAM PER DETAIL 6/C3.0 AND 2/C3.0.
4. CONTRACTOR TO INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF ARLINGTON STANDARDS. SEE DETAIL 1/C3.0 FOR MORE INFO.
5. TEMPORARY SEDIMENT/INFILTRATION POND PER DETAIL 4/C3.0. MINIMUM SURFACE AREA = 4,595 SF.

**INLET PROTECTION NOTE:**

CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY THE INSPECTOR. SEE DETAIL 5/C3.0 FOR DETAILS.

**CONSTRUCTION DRAWING APPROVAL**

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

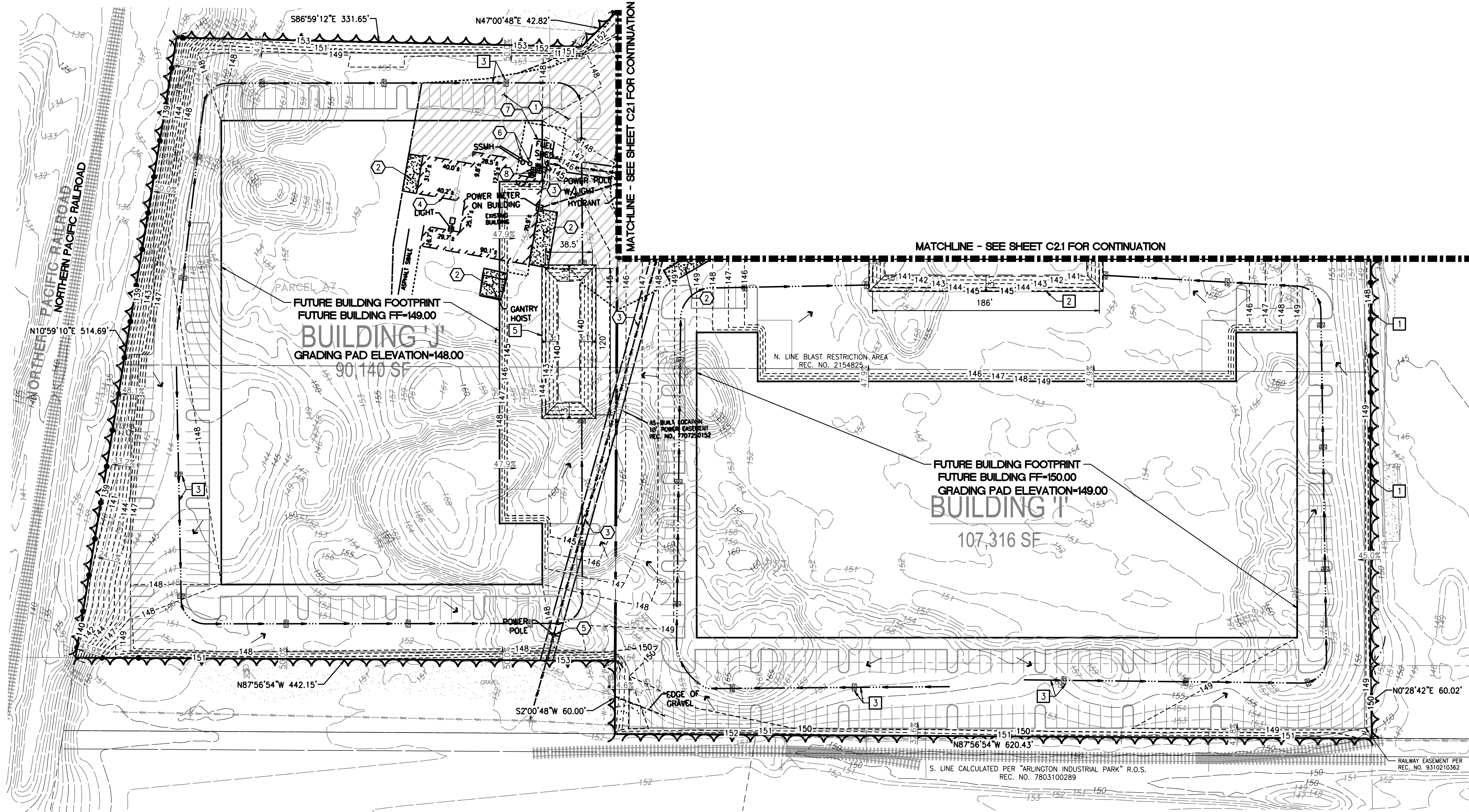
BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

**TESC LEGEND:**

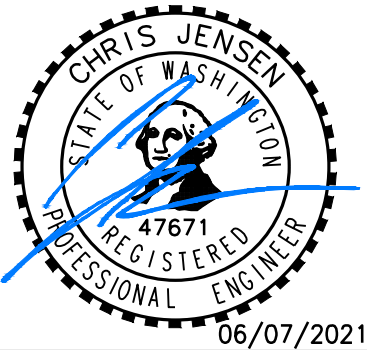
- |  |                                  |
|--|----------------------------------|
|  | CATCH BASIN INSERT               |
|  | FILTER FABRIC FENCE              |
|  | LIMITS OF DISTURBANCE            |
|  | DRAINAGE FLOWPATH                |
|  | TEMPORARY CONSTRUCTION ENTRANCE  |
|  | ASPHALT TO BE DEMOLISHED         |
|  | TEMPORARY "V" DITCH W/ CHECK DAM |

GRADING PERMIT - TESC AND ROUGH GRADING PLAN  
FOR  
**GAYTEWAY BUSINESS PARK**  
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.  
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



No.	Date	By	Chd.	Appr.	Revision
Title: GRADING PERMIT - TESC AND ROUGH GRADING PLAN					
For: GAYTEWAY BUSINESS PARK LLC					
PO BOX 1727					
BELLEVUE, WA 98009					
PTN OF NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31N., RGE 5 EAST, W.M.					

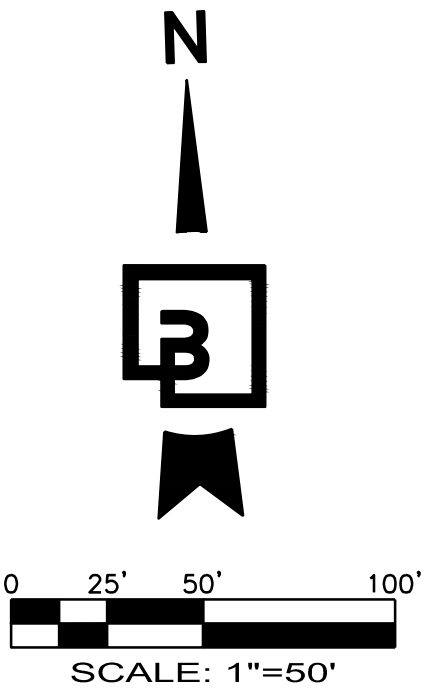
For: GAYTEWAY BUSINESS PARK LLC  
PO BOX 1727  
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical	NA
Designed WLG	Drawn WLG	Checked JC	Approved CL
Date 6/7/21			

Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		Job Number 21334	Sheet C2.2 of 6
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GRADING PERMIT - TESC AND ROUGH GRADING PLAN  
FOR  
**GAYTEWAY BUSINESS PARK**  
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.  
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

**HYDROSEED NOTE:**

CONTRACTOR TO HYDROSEED DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS. BETWEEN JULY 1 AND AUGUST 30, SEEDING REQUIRES IRRIGATION UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. BETWEEN OCTOBER 1 AND MARCH 30, SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. SEE DETAIL 7/C3.0 FOR MORE DETAILS.

**[#] EROSION CONTROL CALLOUTS:**

1. CONTRACTOR TO INSTALL FILTER FABRIC FENCE AROUND DOWNSTREAM PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL 3/C3.0 FOR MORE INFO.
2. TEMPORARY SEDIMENT/INFILTRATION POND PER DETAIL 4/C3.0. MINIMUM SURFACE AREA = 7,395 SF.
3. TEMPORARY "V" DITCH WITH CHECK DAM PER DETAIL 6/C3.0 AND 2/C3.0.
4. CONTRACTOR TO INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF ARLINGTON STANDARDS. SEE DETAIL 1/C3.0 FOR MORE INFO.

**INLET PROTECTION NOTE:**

CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY THE INSPECTOR. SEE DETAIL 5/C3.0 FOR DETAILS.

CONSTRUCTION DRAWING APPROVAL

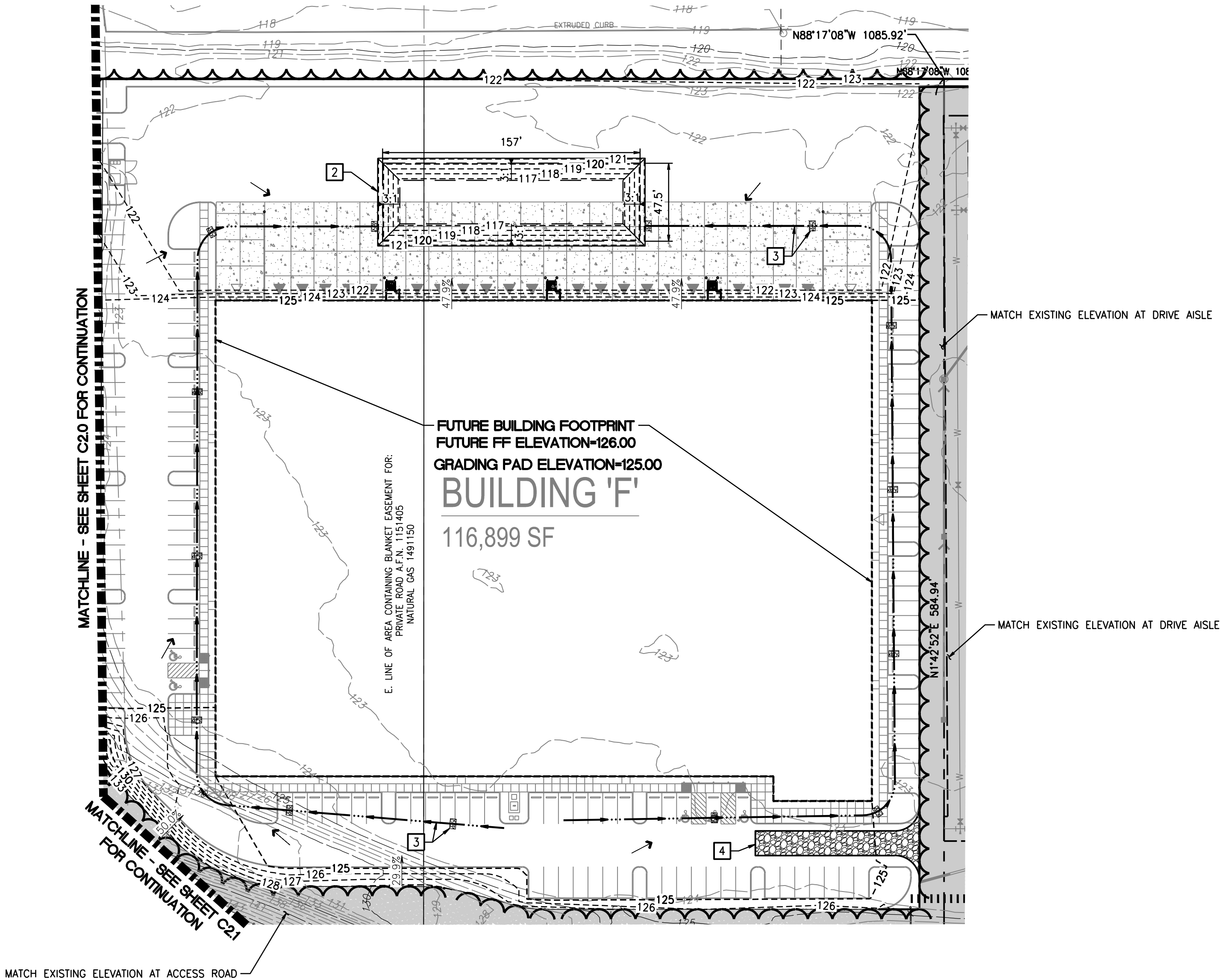
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED  
PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

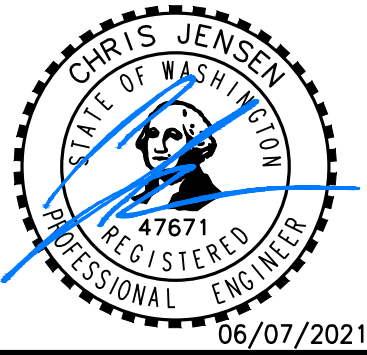
DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

**TESC LEGEND:**

- |  |                                     |
|--|-------------------------------------|
|  | CATCH BASIN INSERT                  |
|  | FILTER FABRIC FENCE                 |
|  | LIMITS OF DISTURBANCE               |
|  | DRAINAGE FLOWPATH                   |
|  | TEMPORARY CONSTRUCTION ENTRANCE     |
|  | ASPHALT TO BE DEMOLISHED            |
|  | TEMPORARY "V" DITCH<br>W/ CHECK DAM |

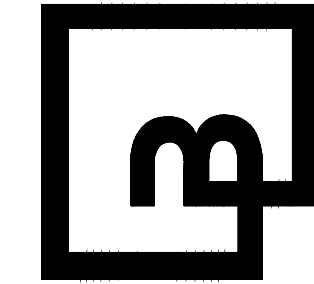


For: **GAYTEWAY BUSINESS  
PARK LLC**  
PO BOX 1727  
BELLEVUE, WA 98009



Scale:	Horizontal	
	Vertical	NA
Designed	WLG	WLG
	Drawn	WLG
Checked	UC	UC
	Approved	CL
Date	6/7/21	

**Barghausen  
Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**

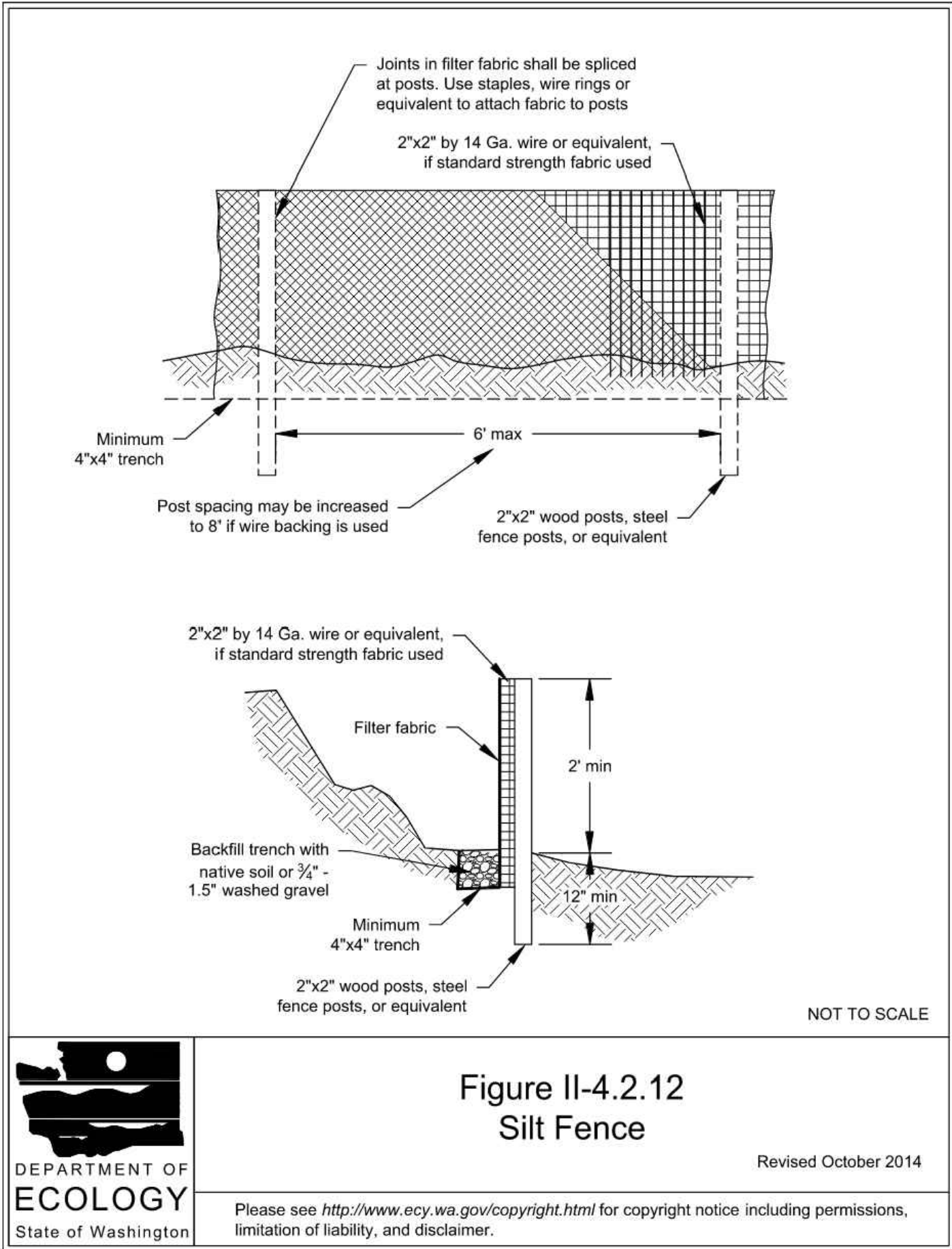
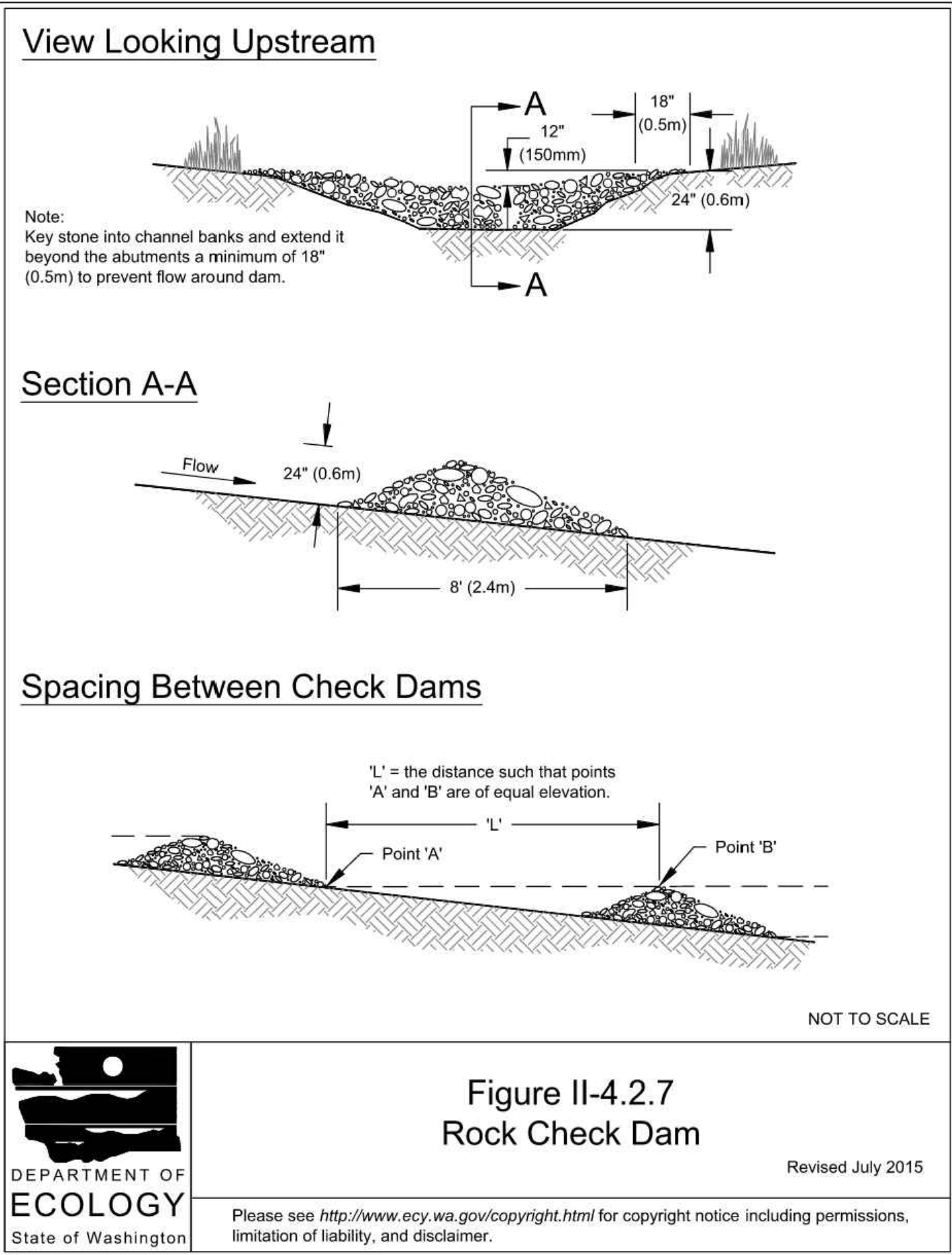
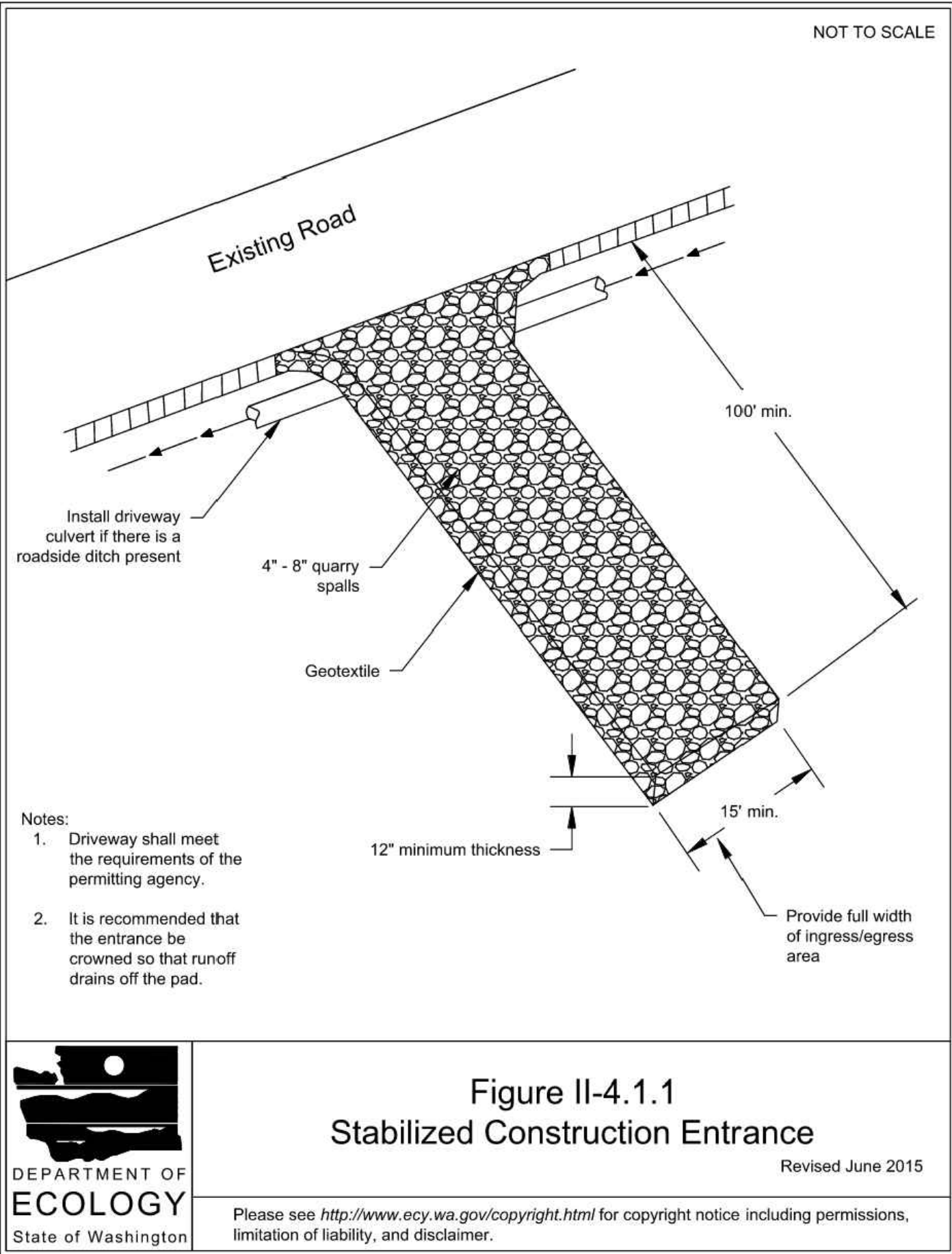


Job Number  
**21334**

Sheet  
**C2.3 of 6**

No.	Date	By	Chd.	Appr.	Revision
Title: GRADING PERMIT - TESC AND ROUGH GRADING PLAN GAYTEWAY BUSINESS PARK PTN OF NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31N., RGE 5 EAST, W.M.					

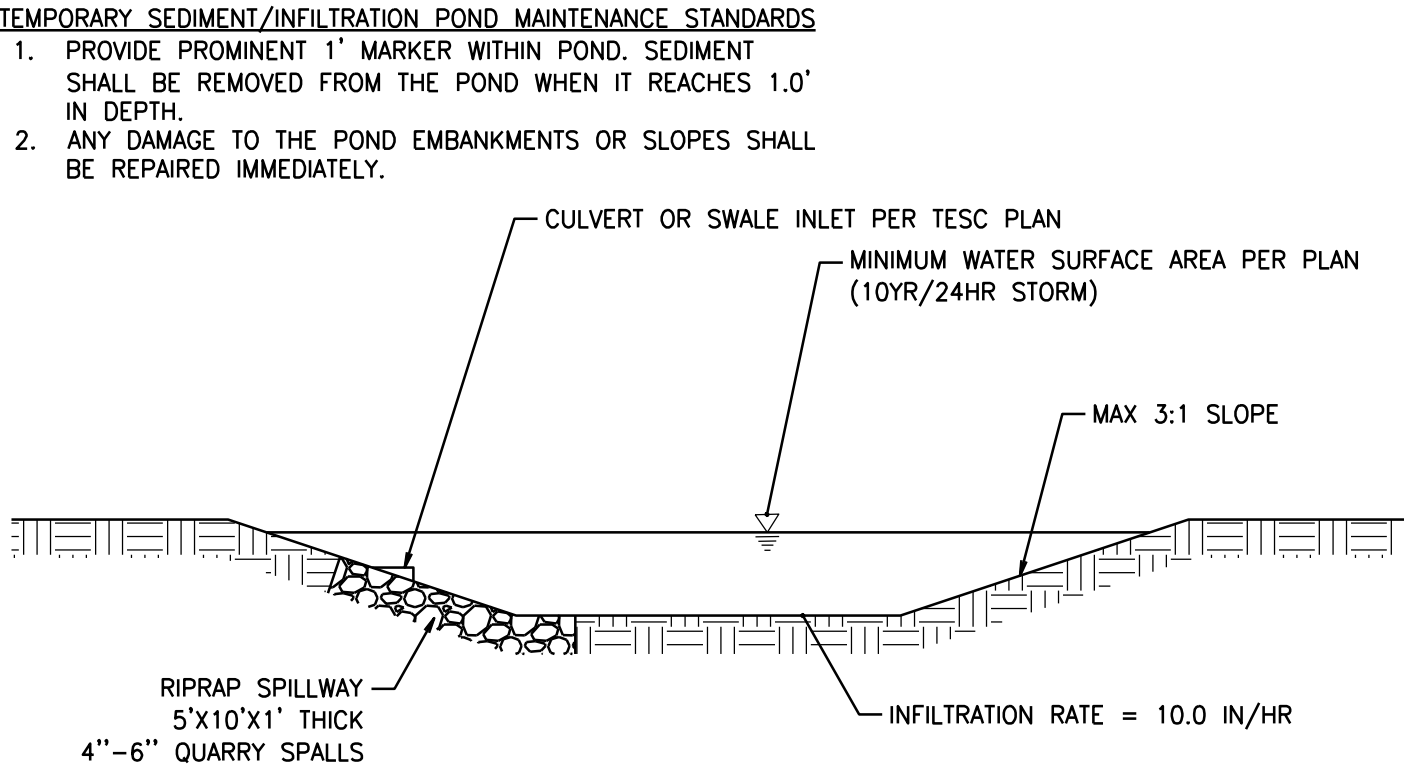




1 STABILIZED CONSTRUCTION ENTRANCE  
C3.0 SCALE: N.T.S.

2 CHECK DAM  
C3.0 SCALE: N.T.S.

3 SILT FENCE DETAIL  
C3.0 SCALE: N.T.S.



MATERIALS OF CONSTRUCTION

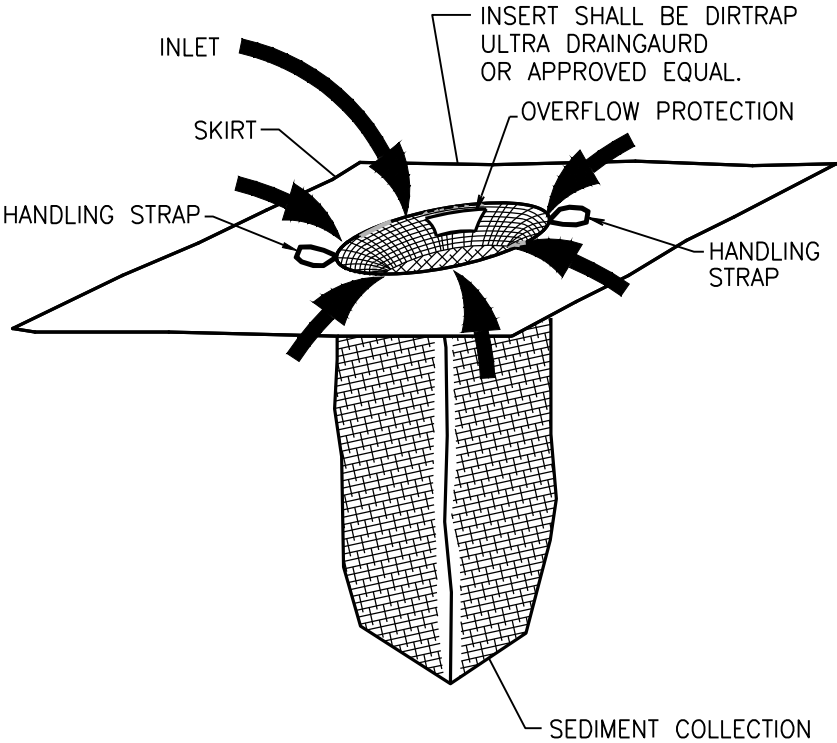
FABRIC:	NEEDLE PUNCHED NON-WOVEN GEOTEXTILE MATERIAL. FABRIC IS RESISTANT TO ULTRAVIOLET AND BIOLOGICAL DEGRADATION AND A BROAD RANGE OF CHEMICALS.
APPARENT OPENING SIZE (AOS):	80 US STANDARD SIEVE (0.180 MM)
CRAB TENSILE STRENGTH:	200 LBS
PUNCTURE STRENGTH:	130 LBS
MULLEN BURST:	400 PSI
TRAPEZIODAL TEAR:	85 LBS
WATER FLOW RATE:	110 GPM/FT2
PERMEABILITY:	0.38 CM/SECOND

DIMENSIONS:

SKIRT:	24"x36"
SOCK FILTER/SEPARATOR:	10" D x 24" L

DISPOSAL REQUIREMENTS:

CONSULT FEDERAL, STATE, AND LOCAL REGULATIONS FOR DISPOSAL OF INSERTS



5 INLET PROTECTION  
C3.0 SCALE: N.T.S.

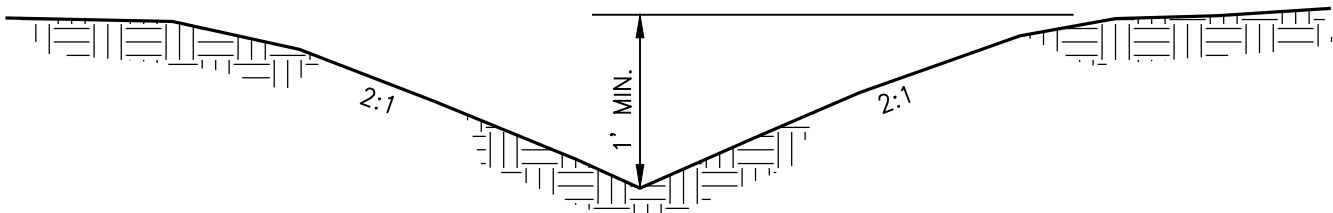
7 HYDROSEED MIXTURE  
C3.0 SCALE: N.T.S.

THIS HYDROSEED MIX IS TO BE USED AS TEMPORARY STABILIZATION FOR AREAS TO REMAIN UNWORKED. DO NOT USE IN CRITICAL AREAS/CONSERVATION EASEMENT. PERMANENT LANDSCAPING SHALL BE PER THE LANDSCAPE AND MITIGATION PLANS.

KIND AND VARIETY OF SEED IN MIXTURE	PERCENT BY WEIGHT	MINIMUM PERCENT PURE SEED	MINIMUM PERCENT GERMINATION
CHEWINGS OR ANNUAL BLUEGRASS (FESTUCA RUBRA VAR. COMMUTATE OR POA ANNA)	40%	98%	90%
PERENNIAL RYE (LOLIUM PERENNE)	50%	98%	90%
REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	5%	92%	85%
WHITE DUTCH CLOVER (TRIFOLIUM REPENS)	5%	98%	90%

APPLICATION RATE: HYDROSEED @ 5 LBS./1000 SF

6 TEMPORARY "V" DITCH  
C3.0 SCALE: N.T.S.

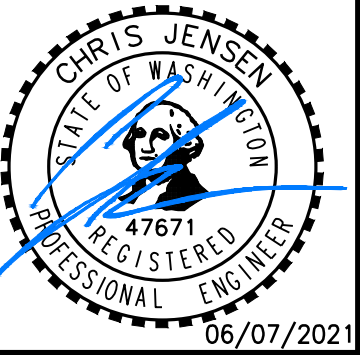


CONSTRUCTION DRAWING APPROVAL

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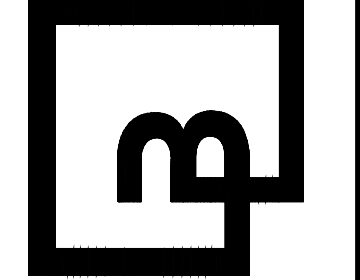
BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS



Scale:	Horizontal	Vertical
	NA	NA
Designed	WLG	WLG
Drawn	JC	JC
Checked	CL	CL
Approved	CL	CL
Date	6/7/21	6/7/21

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
[barghausen.com](http://barghausen.com)



Job Number	21334	Sheet	C3.0 of 6
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For: GAYTWAY BUSINESS PARK LLC  
PO BOX 1727  
BELLEVUE, WA 98009

Title: GRADING PERMIT - TESC DETAILS  
GAYTWAY BUSINESS PARK  
PTN OF NE 1/4, OF THE SW 1/4 OF SEC. 14,  
TWP. 31N., RGE 5 EAST, W.M.

Revision	No.	Date	By	Chd.	Appr.
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